
S-4374
WANDA MAE MINOR SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner David Lee Rhoades, Trustee of the Wanda Mae McCabe Trust, represented by Attorney Joe Bumbleburg and Surveyor Todd Starr, is seeking primary approval of a one lot subdivision on 3.117 acres, located on the west side of CR 600 E, just north of CR 600 S, in Sheffield 19 (SE) 22-3.

AREA ZONING PATTERNS:

The site is zoned Agricultural as is all surrounding land. The parent tract is 80 acres in area; this one-lot minor subdivision is the first division from the parent tract, which will leave three division rights.

AREA LAND USE PATTERNS:

The site has a ranch-style house and several agricultural buildings. The land surrounding these 3 acres is farmed. Several single-family dwellings line the east side of CR 600 E.

TRAFFIC AND TRANSPORTATION:

CR 600 E is classified as a rural local road by the adopted county *Thoroughfare Plan*. The required 30' half-width right-of-way has been shown. County Highway is not requiring the platting of a "no vehicular access" statement along the frontage.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The County Surveyor's Office has already approved the drainage on site. A letter from the County Health Department states that, "This office has record on file that an on-site sewage disposal system serving the home was installed (in 1976) and met minimum requirements."

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are correct; lot width and area are sufficient to meet ordinance standards.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

- A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The street addresses and County Auditor's Key Number shall be shown.